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SUMMARY BIOLOGY REPORT

Biological Resources, Project Impacts, and Mitigation

The Hagerty TPM Project

TPM 21144

APN 105-800-63

Fallbrook

Revised March 2015

July 2014

Summary

The Hagerty TPM project (TPM 21144) consists of the subdivision of the approximately 2.7-acre APN 105-800-63 property into four lots and a remainder, to be developed with single family homes in the future. Urban/Developed Habitat covers much of the site and all of the surrounding area. Additional habitat-types found on the property are Non-native Vegetation, Southern Willow Scrub, Disturbed Wetland, Disturbed Habitat, and Eucalyptus Woodland.

Implementation of the Hagerty TPM project could result in the entire site being impacted due to grading for pad and road construction, fire clearing from structures, landscaping, and related improvements. However, the project avoids all jurisdictional wetlands and waters present onsite. No mitigation for impacts to Non-native Vegetation, Eucalyptus Woodland, Disturbed Habitat, or Urban/Developed Habitat will be necessary, and all Southern Willow Scrub will be avoided by design. However, it is recommended that impacts to Disturbed Wetland be mitigated for at a 3-to-1 ratio. Mitigation shall occur onsite, via the restoration of a portion of the western-most drainage, which is currently degrading downstream areas due to the presence of invasive species. In addition, an avian nesting survey and/or seasonal restrictions on site development are recommended to ensure project consistency with the Migratory Bird Treaty Act and the California Fish and Game Code.

Introduction, Project Description, Location, and Setting

The Hagerty TPM project proposes the subdivision of APN 105-800-63 property into four legal residential lots plus a designated remainder. The project includes grading for pad and driveway construction, along with associated fire clearing and other improvements.

The Hagerty TPM project site is located immediately southwest of the intersection of East Fallbrook Street and McDonald Road in the Fallbrook Area of unincorporated San Diego County (Figure 1). The property supports Urban/Developed Habitat, Non-native Vegetation, Southern Willow Scrub, Disturbed Wetland, Disturbed Habitat, and Eucalyptus Woodland.

The County of San Diego, in a scoping letter dated December 4, 2008, identified a requirement for a biological study of the Hagerty TPM project site, focusing on the Resource Protection Ordinance (RPO) status of two onsite drainages. In anticipation of this requirement, Vince Scheidt, Certified Biological Consultant, and Julia Groebner, Associate Biologist, conducted a field survey of the subject property on June 15, 2007, between the hours of approximately 15:00 and 16:30. Weather conditions were conducive to field surveying, with clear skies, temperatures in the low 80's, and a light breeze. The purpose of this survey was to identify the site's flora and fauna (Table 1), the onsite habitat-types (Figure 2), potential project impacts (Table 3), and mitigation, if required.

Habitats/Vegetation Communities

The majority of the property supports either existing development or non-native vegetation. Two U.S.G.S. "blue-line" drainages cross the site. The onsite habitats (Figure 2) include the following:

Urban/Developed (Holland Code 12000) – 0.69 acre

An existing house is located on the central western portion of the property. Extensive areas of landscaping and ornamental planting are associated with this house. These areas support Urban/Developed Habitat. This habitat-type generally surrounds the property in the form of roads, homes, and commercial development. The Hagerty TPM project is thus considered an "infill" project. Urban/Developed Habitat is a non-sensitive habitat-type in San Diego County, as defined by the RPO and the County of San Diego Guidelines for Determining Significance. The Urban/Developed Habitat onsite has little to no biological resource value.

Disturbed Habitat (Holland Code 11300) – 0.67 acre

The site supports several tracts of bare dirt that appear to have recently been cleared of Hottentot Fig (*Mesembryanthemum edule*) and other non-native ornamental and weedy species. These areas qualify as Disturbed Habitat, which continues offsite to the south for a short distance. Disturbed Habitat is a non-sensitive habitat-type in San Diego County, as defined by the RPO and the County of San Diego Guidelines for Determining Significance. The biological resource value of the Disturbed Habitat onsite is low to non-existent.

Non-native Vegetation (Holland Code 11000) – 1.04 acres

Non-native Vegetation is found on much of the western half of the site in areas that are not being maintained as part of the landscaping associated with the existing house. Indicators in these areas include Canary Island Palm (*Phoenix canariensis*), Brazilian Peppertree (*Schinus terebinthifolius*), Ash (*Fraxinus* sp.), Acacia (*Acacia retinodes*), Hottentot Fig, and other non-native species. This habitat-type continues offsite to the west for a short distance. Non-native Vegetation is a non-sensitive habitat-type in San Diego County, as defined by the RPO and the County of San Diego Guidelines for Determining Significance. The biological resource value of this habitat-type is low.

Southern Willow Scrub (Holland Code 63320) – 0.09 acre

A tiny patch of Southern Willow Scrub (SWS) is found near the northwestern property corner in association with the larger of the onsite drainages. This habitat-type is indicated by a dense thicket of Arroyo Willow (*Salix lasiolepis*) and Lance-leaf Willow (*Salix lasiandra*), the canopy of which extends out to the edge of East Fallbrook Street. SWS is a sensitive habitat-type in San Diego County, as defined by the RPO and the County of San Diego Guidelines for Determining Significance. The biological resource value

of this habitat-type is moderate, although the small size of the patch and its general isolation limit its value significantly.

Eucalyptus Woodland (Holland Code 11100) – 0.17 acre

A small stand of Eucalyptus Woodland is present on the southeastern corner of the property, continuing offsite to the south. This habitat is indicated by a mostly closed canopy of Blue Gums (*Eucalyptus globulus*), with some Mexican Fan Palms (*Washingtonia robusta*), over a varying understory of low forbs and occasional grasses. Eucalyptus Woodland is a non-sensitive habitat-type in San Diego County, as defined by the RPO and the County of San Diego Guidelines for Determining Significance. The biological value of this resource is low, although it provides nesting habitat for raptors, as evidenced by a hawk nest observed in a large Blue Gum offsite to the south.

Disturbed Wetland (Holland Code 11200) – 0.03 acre

Disturbed Wetland (DW) vegetation is found in two places onsite. The first is in association with a small drainage on the southeast corner of the property that more-or-less parallels McDonald Road. This habitat-type is located within the bead of the drainage and is indicated by Watercress (*Rorippa nasturtium-aquaticum*), California Dock (*Rumex salicifolius*), Orchard Grass (*Paspalum dilatatum*), and Sedge (*Cyperus* sp). The second is in association with the larger drainage that flows across the site from north to south, generally following the western property boundary. This drainage is mostly unvegetated due to a solid, heavy canopy of non-native trees. DW is a sensitive habitat-type in San Diego County, as defined by the RPO and the County of San Diego Guidelines for Determining Significance. The DW onsite is of moderate to low biological resource value due to its small size and limited species diversity.

Special Status Species

No sensitive plant species were observed during the field survey and none are expected given the developed/non-native nature of the property. One sensitive animal species (Red-shouldered Hawk) was detected onsite during the field surveys:

Red-shouldered Hawk

Buteo lineatus

Listing: "Blue List" (Tate, 1986)

County status: San Diego County "Sensitive Bird" List (DPLU, 1995); Group 1 Species (DPLU, 2007)

State status: California "Fully Protected" Species (CDFG Code Sections 3511, 4700, 5050 & 5515)

Federal status: Protected Raptor (16 U.S.C. 668-668d, 54 Stat. 250), as amended

Distribution: Central and southern California west of the Sierras. Also Mexico, southeastern Canada, and the eastern United States

Habitat(s): Roost and nest in a variety of woodland habitats: eucalyptus woodlands, oak groves, open riparian forests, and related broken wooded areas.

Status on Site: One specimen was seen flying over the site during the field survey.

Comments: Population numbers of this species in Southern California seem to have changed little over the last century, although other areas within the species' range have experienced significant population declines.

In addition to Red-shouldered Hawk, various other wide-ranging sensitive species, such as any of several species of bats, etc. might be expected to utilize resources onsite. However, surrounding land-uses would

preclude the occurrence of any highly sensitive species, such as Golden Eagle, Prairie Falcon, Mountain Lion, or others. No state or federally listed Rare, Threatened or Endangered species would be anticipated onsite, and no critical or highly sensitive populations of any species would be anticipated. Sensitive species known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 2.

Jurisdictional Wetlands and Waterways

Two drainages cross the site. The onsite portions of these drainages originate from pipes that carry flow under East Fallbrook Street. Both of these water courses are mapped by the U.S.G.S. as “blue-line” streams and are part of the headwaters of Ostrich Farms Creek, which is a tributary to the San Luis Rey River (to the south). The smaller drainage begins near the central eastern portion of the property and flows in a mostly exposed, open channel across the property in a southerly direction, paralleling McDonald Road. The larger drainage begins near the northwestern corner of the property and flows across the site from north to southwest. Both drainages continue offsite onto adjoining properties. Most of the westerly drainage segment flows beneath a dark, closed canopy of palms, peppertrees, and other non-native trees, while the easterly (smaller) drainage is dominated by non-native herbaceous species and flows partly under the canopy of the Eucalyptus Woodland. Both drainages support state (California Department of Fish and Game) wetlands, “waters of the State”, and “waters of the United States” over their collective lengths. Portions of the drainages may also qualify as federal (U.S. Army Corps of Engineers) wetlands.

RPO Wetlands

In Section 86.602 (q) (Definitions) of the County of San Diego’s RPO (2007), “wetlands” are defined as follows:

- (1) *Lands having one or more of the following attributes are “wetlands”:*
 - (aa) *At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);*
 - (bb) *The substratum is predominantly undrained hydric soil; or*
 - (cc) *An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system.”*

This definition is refined in Subsection (2) as follows:

- (2) *Notwithstanding paragraph (1) above, the following shall not be considered “Wetlands”:*
 - (aa) *Lands which have attribute(s) specified in paragraph (1) solely due to man-made structures (e.g., culverts, ditches, road crossings, or agricultural ponds), provided that the Director of Planning and Land Use determines that they:*
 - (i) *Have negligible biological function or value as wetlands;*
 - (ii) *Are small and geographically isolated from other wetland systems;*
 - (iii) *Are not Vernal Pools; and,*
 - (iv) *Do not have substantial or locally important populations of wetland dependent sensitive species.*

- (bb) *Lands that have been degraded by past legal land disturbance activities, to the point that they meet the following criteria as determined by the Director of Planning and Land Use:*
- (i) *Have negligible biological function or value as wetlands even if restored to the extent feasible; and,*
 - (ii) *Do not have substantial or locally important populations of wetland dependent sensitive species.*

Both of the onsite drainage segments have been degraded by past legal land disturbance activities to the point that they have negligible biological function or value as “RPO wetlands”, even if restored to the extent feasible. This is mostly due to the small size of the drainages and the fact that the Hagerty property is completely surrounded by development, meaning that the drainages would be exposed to edge effects from all sides, even if restored to the extent feasible. The western drainage is currently dominated by non-native and invasive species, both onsite and in its adjoining offsite portions. Neither drainage supports substantial or locally important populations of wetland-dependent sensitive species. Therefore, the drainages do not meet the County of San Diego’s definition of “RPO wetlands” pursuant to Section 86.602 (q) (bb) of the RPO. However, the western drainage is larger and could be enhanced to provide a better opportunity for native vegetation recruitment, stream flow, water quality, and improved connectivity with existing riparian areas further downstream. Irrespective as to how this western drainage is classified, it should be restored to the extent feasible. See the representative photos of the drainages, below, which provide views of current conditions and opportunities for enhancement.



Photo 1. As shown in this photo, the westerly drainage is mostly unvegetated and flows under a closed canopy of Canary Island Palms, Brazilian Peppertrees, and other non-native trees. The areas adjacent to the drainage are also mostly unvegetated, supporting mostly leaf litter and downfall, with occasional weeds. Seedling palm trees are recruiting into the area, both onsite and downstream in more natural areas.



Photo 2. View of the westerly drainage looking south, showing large clumps of palms. The area to the left of the drainage is maintained as bare dirt in association with the onsite home.



Photo 3. Additional view of the westerly drainage looking south. Note that there are no native species shown in this photo.



Photo 4. View of the easterly drainage looking south. This drainage is dominated by weedy, herbaceous species, with an overstory of Blue Gums and Mexican Fan Palms. Castor Bean (*Ricinus communis*), an invasive species, is also found in association with the drainage, as shown in this photo.

Other Unique Features/Resources

Because of the Hagerty TPM project site's location (surrounded by development), small size, and developed/non-native nature, it lacks unique features or resources that would enhance its local or regional biological significance. No significant raptor habitat is present onsite, although locally-common raptors (Red-shouldered Hawk, Red-tailed Hawk, possibly others) may forage onsite from time to time.

Significance of Project Impacts and Proposed Mitigation

The proposed grading and future development associated with the Hagerty TPM project are subject to review under the California Environmental Quality Act (CEQA) and the County's RPO. This means that the County requires that all project-related impacts to the site's flora, fauna, and habitats be assessed, and that mitigation be provided in the instance that impacts are considered "significant", as defined by CEQA. Mitigation is designed to reduce the effects of development, keeping all impacts at a level that is "less than significant".

Direct and Indirect Impacts

As discussed above, the project does not include any impacts to jurisdictional wetlands or waters, as these areas of the site are avoided by design. However, implementation of the Hagerty TPM project and subsequent residential development could result in the following direct and indirect impacts:

1. A loss of up to 0.69 acre of Urban/Developed Habitat. Impacts to Urban/Developed Habitat are considered less than significant and do not require mitigation.
2. A loss of up to 1.04 acres of Non-native Vegetation. Impacts to Non-native Vegetation are considered less than significant and do not require mitigation.
3. A loss of up to 0.17 acre of Eucalyptus Woodland. Impacts to Eucalyptus Woodland are considered less than significant and do not require mitigation.
4. A loss of up to 0.67 acre of Disturbed Habitat. Impacts to Disturbed Habitat are considered less than significant and do not require mitigation.
5. A loss of up to 0.03 acre of DW. Impacts to DW are considered significant pursuant to CEQA, and require mitigation.
6. Potential displacement impacts to nesting raptors or migratory songbirds are considered “significant”, as defined by CEQA. The federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code protect the nests of essentially all native birds. An active raptor nest was detected just offsite during the site survey and nesting in some of the trees or larger shrubs on or adjacent to the site is possible. Any disturbance, either direct or indirect, that would cause abandonment of active nests containing eggs or young would be a violation of the MBTA and/or the California Fish and Game Code.

Cumulative Impacts

The County of San Diego has determined that the project qualifies for a “partial exemption” pursuant to CEQA Section 15183. Section 15183 allows qualifying projects to rely on the cumulative analysis contained within a certified Environmental Impact Report prepared for a General Plan. The County of San Diego Board of Supervisors certified the General Plan Update EIR on August 3, 2011, which comprehensively evaluated environmental impacts that would result from plan implementation, including information related to existing site conditions, analyses of the types and magnitude of individual and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts. Consequently, no additional review of cumulative impacts is required under CEQA.

Proposed Mitigation

As discussed above, no specific mitigation for impacts to Urban/Developed Habitat, Non-native Vegetation, Disturbed Habitat, or Eucalyptus Woodland is required. Impacts to SWS will be avoided by design. Impacts to DW must be mitigated for at a 3-to-1 ratio (Table 3):

- Impacts to up to 0.03 acre of DW vegetation must be mitigated for at a 3-to-1 ratio, which means that no less than 0.09 acre of DW (or similarly functioning habitat) must be provided. At least 1-to-1 of this total (0.03 acre) must consist of wetlands creation (as defined below); the balance (0.06 acre) may consist of restoration/enhancement. This mitigation may be provided onsite, via wetlands creation/restoration/enhancement in the onsite portion of the westerly drainage (Figure 2), an area totaling approximately 0.40 acre. The wetland mitigation effort shall consist of the removal of all exotics from the wetland mitigation area and the replanting of this area with native wetland species. The eradication of non-native species from the westerly drainage shall significantly increase the water quality of Ostrich Farms Creek, including the preserved areas immediately downstream from the project site, and shall constitute adequate onsite mitigation. The exact wetland mitigation activities shall be outlined in the project's conditions of approval. A Biological Open Space Easement shall also be dedicated over the wetland mitigation area, including the patch of SWS.
- In order to ensure that the project is consistent with the requirements of the MBTA and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential bird nesting location will not be permitted during the spring/summer bird breeding season, defined as from 1 January (for certain raptors) to 31 August of each year. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors.

Should it be necessary to conduct brushing, grading, or other habitat-removal activities during the bird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Planning & Development Services, and the Wildlife Agencies for concurrence with the conclusions and recommendations.

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Attachments

Table 1: Flora and Fauna Detected
Table 2: Sensitive Species Known from the Vicinity
Table 3: Impacts and Mitigation Analysis
Figure 1: Regional Location
Figure 2: Biological Resources Map
Figure 3: Aerial Photo

Table 1. Flora and Fauna Detected – The Hagerty TPM Project

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Acacia retinodes</i> *	Acacia
<i>Ambrosia psilostachya</i>	Western Ragweed
<i>Anagallis arvensis</i> *	Scarlet Pimpernel
<i>Apium graveolens</i> *	Common Celery
<i>Aptenia cordifolia</i> *	Red Apple Iceplant
<i>Arctotis stoechadifolia</i> *	African Daisy
<i>Avena barbata</i> *	Slender Wild Oat
<i>Avena fatua</i> *	Wild Oat
<i>Baccharis pilularis</i>	Coyote Brush
<i>Baccharis glutinosa</i>	Mule Fat
<i>Bougainvillea brasiliensis</i> *	Bougainvillea
<i>Brassica geniculata</i> *	Perennial Mustard
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Callistemon</i> sp. *	Bottlebrush
<i>Chenopodium</i> sp.	Goosefoot
<i>Chenopodium murale</i> *	Goosefoot
<i>Crassula argentea</i> *	Jade Plant
<i>Cucurbita foetidissima</i>	Stinking Gourd
<i>Cyperus</i> sp *	Sedge
<i>Echium candicans</i>	Pride of Madeira
<i>Epilobium</i> sp.	Fireweed
<i>Eriobotrya japonica</i>	Loquat
<i>Eucalyptus globulus</i> *	Blue Gum
<i>Euphorbia lathyris</i> *	Caper
<i>Euphorbia peplus</i> *	Petty Spurge
<i>Foeniculum vulgare</i> *	Wild Anise
<i>Fraxinus</i> sp.	Ash
<i>Grevillea robusta</i> *	Silk Oak
<i>Hedra helix</i> *	English Ivy
<i>Hedypnois cretica</i> *	Hedypnois
<i>Hordeum murinum</i> *	Wild Barley
<i>Iris</i> sp.	Iris
<i>Jacaranda</i> sp.	Jacaranda
<i>Lactuca serriola</i> *	Wild Lettuce
<i>Lolium perenne</i> *	English Ryegrass
<i>Malva parviflora</i> *	Cheeseweed
<i>Mesembryanthemum edule</i> *	Hottentot Fig
<i>Mimosa</i> sp.	Mimosa
<i>Nerium oleander</i> *	Oleander
<i>Olea europaea</i> *	European Olive
<i>Oryzopsis miliacea</i> *	Indian Rice Grass
<i>Paspalum dilatatum</i> *	Orchard Grass
<i>Pelargonium</i> sp. *	Pelargonium
<i>Phoenix canariensis</i> *	Canary Island Palm
<i>Pinus halepensis</i> *	Aleppo Pine
<i>Plumbago capensis</i> *	Cape Plumbago
<i>Polygonum arenastrum</i> *	Yard Knotweed
<i>Pyrocantha</i> sp. *	Pyrocantha
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Ricinus communis</i> *	Castor Bean
<i>Rorippa nasturtium-aquaticum</i> *	Watercress
<i>Rosmarinus officinalis</i> *	Rosemary

Table 1. Flora and Fauna Detected – The Hagerty TPM Project

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants (cont)</u>	
<i>Rubus ursinus</i>	California Blackberry
<i>Rumex salicifolius</i>	California Dock
<i>Salix lasiandra</i>	Lance-leaf Willow
<i>Salix lasiolepis</i>	Arroyo Willow
<i>Schinus molle</i> *	Peruvian Peppertree
<i>Schinus terebinthifolius</i> *	Brazilian Peppertree
<i>Senecio mikanioides</i> *	German Ivy
<i>Silybum marianum</i> *	Milk Thistle
<i>Sisymbrium altissimum</i> *	Tumble Mustard
<i>Sonchus oleraceus</i> *	Sow Thistle
<i>Torilis sp.</i> *	Hedge Parsley
<i>Tradescantia zebrina</i>	Wandering Jew
<i>Vinca major</i> *	Periwinkle
<i>Vitis vinifera</i>	European Grape
<i>Washingtonia robusta</i> *	Mexican Fan Palm
<i>Yucca sp.</i> *	Horticultural Yucca
<u>Birds</u>	
<i>Buteo lineatus</i>	Red-shouldered Hawk
<i>Carduelis psaltria</i>	Lesser Goldfinch
<i>Carpodacus mexicanus</i>	Housefinch
<i>Corvus corax</i>	Common Raven
<i>Corvus brachyrhynchos</i>	Common Crow
<i>Psaltiriparus minimus</i>	Bushtit
<u>Mammals</u>	
<i>Thomomys bottae</i>	Valley Pocket Gopher
<u>Reptiles</u>	
<i>Sceloporus occidentalis</i>	Western Fence Lizard
<u>Fish</u>	
<i>Gambusia affinis</i>	Mosquito Fish

* - denotes non-native taxon

Bold - denotes sensitive taxon

Table 2. Sensitive Species Known from the Vicinity - The Hagerty TPM Project

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	State Rare	MSCP Narrow Endemic	County Sensitive Plant List	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Close Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Probability of Occurrence	Factual Basis for Determination
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea							A			X	X	X	X								X				L	1a
<i>Clarkia delicata</i>	Campo clarkia							A					X													L	1a
<i>Harpagonella palmeri</i>	Palmer's grappling hook							D	X		X			X												L	1a
<i>Juncus acutus leopoldii</i>	Southwestern spiny rush							D				X	X					X								M	1b
<i>Ophioglossum californicum</i>	California adder's tongue fern							D		X	X											X				L	1a
<i>Piperia leptopetala</i>	Narrow-petaled rein orchid							D		X			X	X	X											M	1a
<i>Quercus engelmannii</i>	Engelmann oak							D				X	X													L	1b
<i>Accipiter cooperi</i>	Cooper's hawk								X	X	X	X	X	X	X	X							X			M	2a
<i>Accipiter striatus</i>	Sharp-shinned hawk								X	X		X	X	X	X	X										M	2a
<i>Aimophila ruficeps canescens</i>	Rufous-crowned sparrow								X					X												L	1a
<i>Ammodramus savannarum</i>	Grasshopper sparrow										X															L	1a
<i>Amphispiza belli belli</i>	Bell's sage sparrow								X	X				X												L	1a
<i>Anniella pulchra pulchra</i>	Silvery legless lizard								X		X	X												X		L	1a
<i>Antrozous pallidus</i>	Pallid bat								X	X	X	X	X	X	X	X	X	X	X	X			X			M	2a
<i>Aquila chrysaetos</i>	Golden eagle						X		X	X	X		X	X	X	X	X									L	1a
<i>Ardea herodias</i>	Great blue heron										X							X						X		M	2a
<i>Bassariscus astutus</i>	Ringtail									X		X	X	X												L	1a
<i>Bufo microscaphus californicus</i>	Arroyo toad	X					X					X														L	1a
<i>Buteo lineatus</i>	Red-shouldered hawk											X	X													O	--
<i>Cathartes aura</i>	Turkey vulture								X	X	X	X	X	X	X	X										M	2a
<i>Chaetodipus californicus femoralis</i>	Dulzura CA pocket mouse								X	X	X		X	X	X											L	1a
<i>Chaetodipus fallax fallax</i>	NW San Diego pocket mouse								X	X	X			X				X	X							L	1a
<i>Charina trivirgata roseofusca</i>	Coastal rosy boa								X	X			X	X												L	1a
<i>Circus cyaneus hudsonius</i>	Northern harrier								X		X							X			X					M	1a
<i>Clemmys marmorata pallida</i>	Southwestern pond turtle						X					X						X						X		L	1a
<i>Cnemidophorus hyperythrus</i>	Orange-throated whiptail								X	X	X	X		X												M	2a
<i>Cnemidophorus tigris multiscutatus</i>	Coastal western whiptail									X		X	X	X												M	2a
<i>Coleonyx variegatus abbottii</i>	San Diego banded gecko								X		X			X												L	1a
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat									X	X	X	X	X	X	X	X	X	X				X			M	2a
<i>Crotalus ruber ruber</i>	N red diamond rattlesnake								X	X				X			X	X								L	1a
<i>Danaus plexippus</i>	Monarch butterfly									X	X		X										X			M	3a
<i>Dendroica petechia brewsteri</i>	Yellow warbler											X														M	2a
<i>Diadophis punctatus similis</i>	San Diego ringneck snake								X	X		X	X	X	X	X										M	2a
<i>Dipodomys stephensi</i>	Stephen's kangaroo rat	X			X				X		X															L	1a
<i>Elanus caeruleus</i>	Black-shouldered kite										X	X														M	1a
<i>Empidonax trailii extimus</i>	SW willow flycatcher	X					X					X														L	1a
<i>Eremophila alpestris actis</i>	Horned lark									X													X			M	2a
<i>Euderma maculatum</i>	Spotted bat											X			X	X	X		X			X				M	2a

Table 2. Sensitive Species Known from the Vicinity - The Hagerty TPM Project

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	State Rare	MSCP Narrow Endemic	County Sensitive Plant List	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Close Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Probability of Occurrence	Factual Basis for Determination
<i>Eumops perotis californicus</i>	Greater western mastiff bat								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	M	2a
<i>Falco mexicanus</i>	Prairie falcon										X								X	X						L	1a
<i>Felis concolor</i>	Mountain lion								X	X		X	X	X	X	X	X		X	X			X			L	1a
<i>Ictera virens</i>	Yellow-breasted chat											X														M	1a
<i>Lanius ludovicianus</i>	Loggerhead shrike								X	X	X	X							X	X						M	2a
<i>Lasiurus blossevillei</i>	Western red bat											X	X		X	X							X			M	2a
<i>Lepus californicus bennettii</i>	SD black-tailed jackrabbit								X	X	X		X	X	X	X										L	1a
<i>Macrotus californicus</i>	California leaf-nosed bat								X	X		X							X	X						M	2a
<i>Myotis ciliolabrum</i>	Small-footed myotis								X		X	X	X	X	X	X	X		X				X			M	2a
<i>Myotis yumanensis</i>	Yuma myotis								X	X	X	X	X	X	X	X	X	X			X	X	X	X		M	2a
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat								X	X		X	X	X												L	1a
<i>Nyctinomops macrotis</i>	Big free-tailed bat								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	M	2a
<i>Nyctinomops femorosaccus</i>	Pocketed free-tailed bat								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	M	2a
<i>Odocoileus hemionus</i>	Southern mule deer								X	X	X	X	X	X	X	X	X		X	X			X			L	1a
<i>Onychomys torridus ramona</i>	Southern grasshopper mouse								X	X	X			X												M	1a
<i>Perognathus longimembris brevinasus</i>	LA little pocket mouse								X	X	X			X										X		L	1a
<i>Phrynosoma coronatum blainvillei</i>	San Diego horned lizard								X	X	X			X												L	1a
<i>Polioptila californica californica</i>	California gnatcatcher		X						X																	L	1a
<i>Rana aurora draytoni</i>	California red -legged frog		X				X					X						X					X	X		L	1a
<i>Salvadora hexalepis virgulata</i>	Coast patch-nosed snake								X	X				X			X									M	1a
<i>Scaphiopus hammondi</i>	Western spadefoot toad								X	X	X	X	X	X				X				X				L	1a
<i>Sialia mexicana</i>	Western bluebird											X	X		X											M	2a
<i>Taxidea taxus</i>	American badger								X	X	X		X	X	X		X		X	X			X			L	1a
<i>Thamnophis hammondi</i>	Two stripe garter snake											X						X								L	1a
<i>Thamnophis sirtalis novum</i>	South Coast garter snake											X						X								L	1a
<i>Tyto alba</i>	Common barn-owl											X	X													M	3a
<i>Vireo bellii pusillus</i>	Least Bell's vireo	X		X			X					X														L	2a

Probability of Occurrence Codes:

L - Low Probability; rare species in area
M - Moderate Probability
H - High Probability
O - Observed; see text for detailed discussion.

Factual Basis for Determination:

1a - no significant habitat (animal or plant)
1b - distinctive perennial that would not have been missed if present onsite (plant)
2a - could be expected to occur onsite on at least an occasional basis, based on habitat quality (animal);
2b - could occur onsite, but very rare, and/or poorly known (plant)
3a - nearly certain to occur onsite on a regular basis (animals), but cryptic
3b - ephemeral species known from the immediate vicinity, but seasonal in occurrence (plant)

Table 3. Impact and Mitigation Analysis – The Hagerty TPM Project

Biological Resource	Total Acres Onsite (Pre-development)	Acres Impacted (Post-development)	Mitigation Required	Mitigation Provided
Southern Willow Scrub	0.09 acre	none	avoidance	avoidance
Disturbed Wetland	0.03 acre	0.03 acre	0.09 acre (0.03 acre @ 3:1)	0.40 acre creation/ restoration/ enhancement ¹
Urban/Developed	0.69 acre	0.69 acre	none	n/a
Eucalyptus Woodland	0.17 acre	0.17 acre	none	n/a
Non-native Vegetation	1.04 acre	1.04 acre	none	n/a
Disturbed Habitat	0.67 acre	0.67 acre	none	n/a
Totals	2.69 acre	2.69 acre	0.09 acre	0.40 acre creation/ restoration/ enhancement

¹ Mitigation shall be provided onsite, via the eradication of invasive non-natives and the planting of native wetland species within the wetland mitigation area shown on Figure 2, with the intent of providing water quality improvements and preventing downstream contamination by invasive species.

Figure 1. Regional Location - The Hagerty TPM Project
Portion of U.S.G.S. "Temecula, California" 7.5' Quadrangle

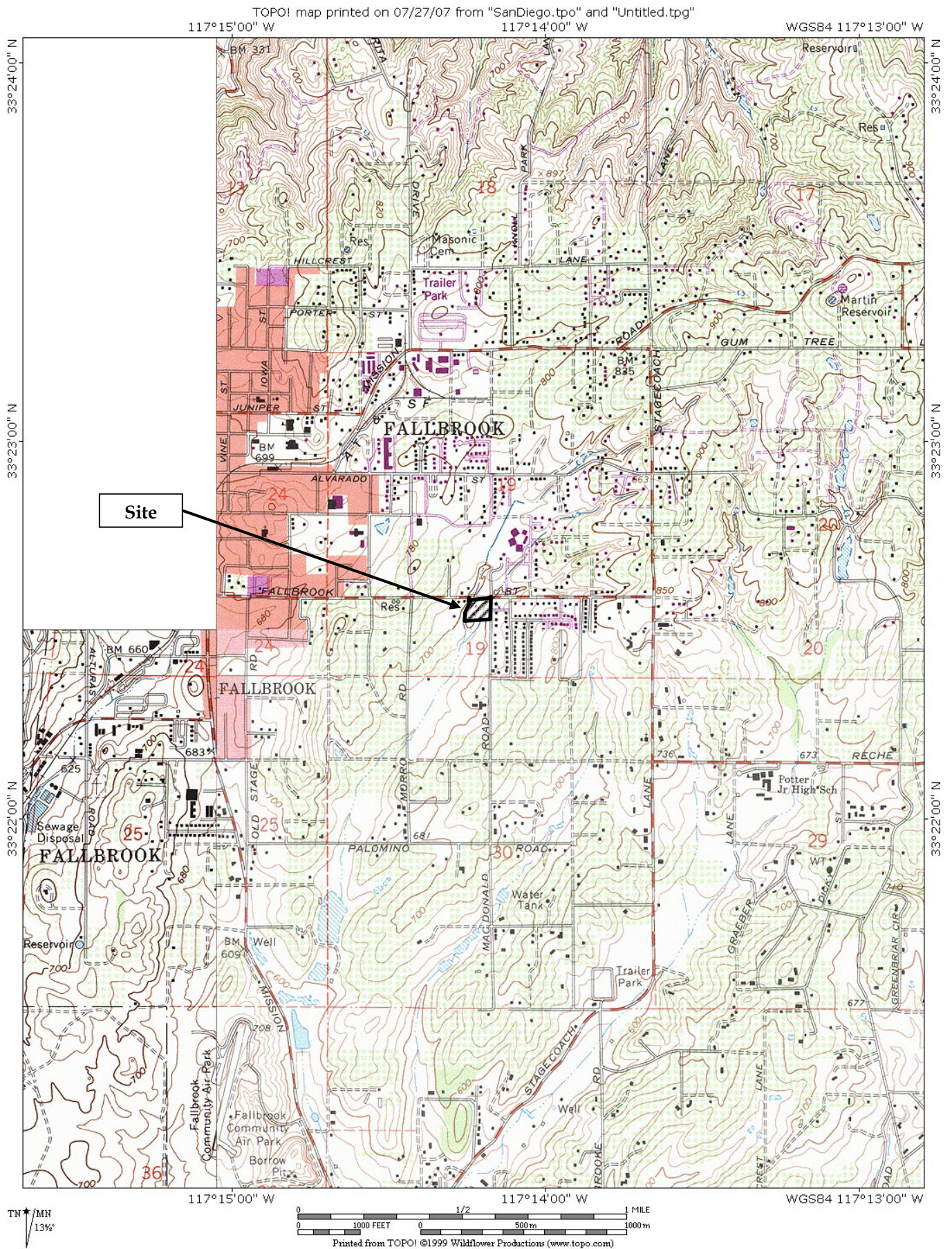
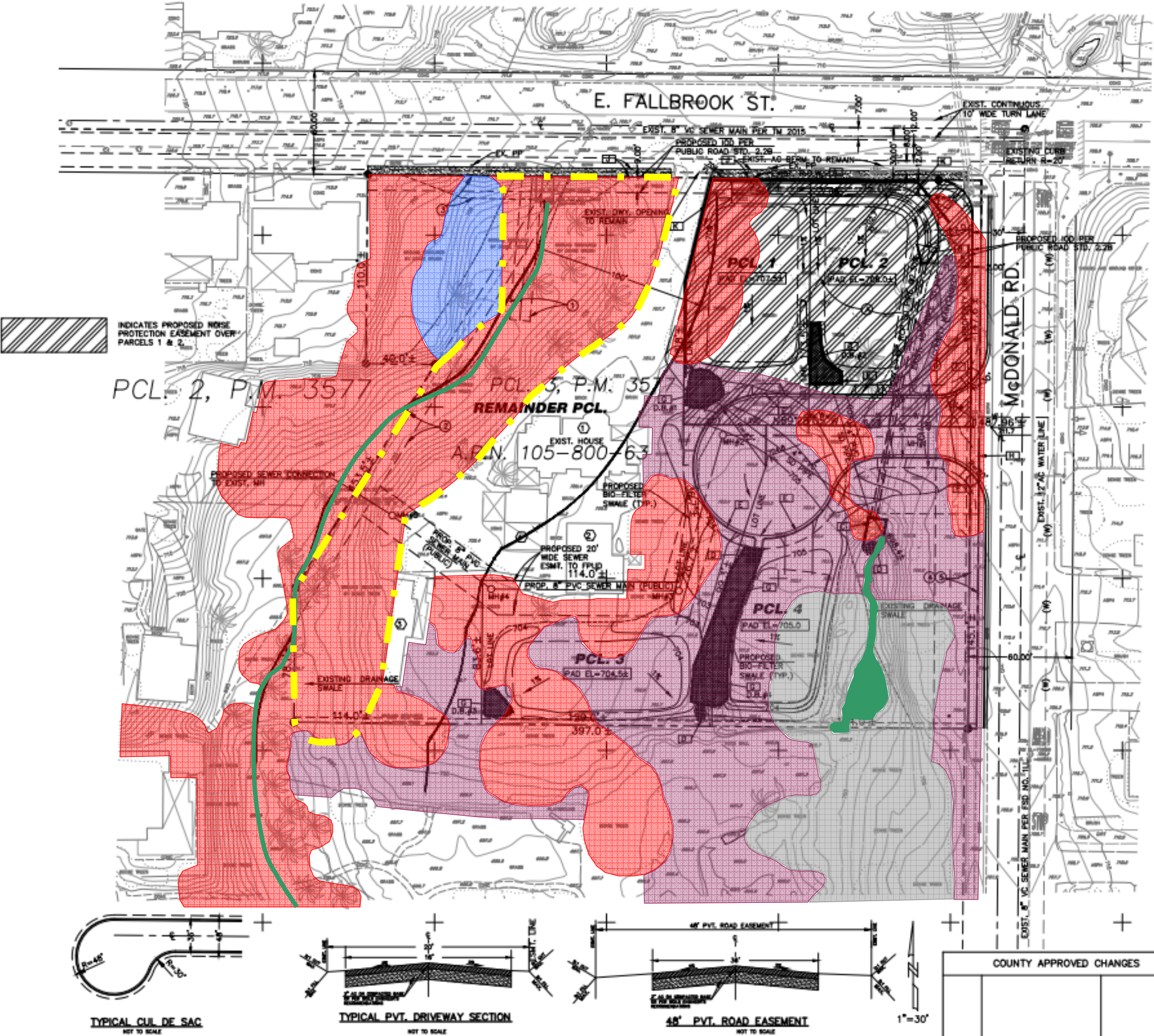


Figure 2. Biological Resources - The Hagerty TPM Project



LEGEND

- [White Box] = Urban/Developed Habitat
- [Red Box] = Non-native Vegetation
- [Purple Box] = Disturbed Habitat
- [Grey Box] = Eucalyptus Woodland
- [Blue Box] = Southern Willow Scrub
- [Green Box] = Disturbed Wetland
- [Yellow Box] = Wetland Mitigation Area

Not shown: Red-shouldered Hawk - soaring over site

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2-24-14

MARK A. FARRINGTON RCE 38114 DATE
REGISTRATION EXPIRES 3/31/15

BENCH MARK
DESCRIPTION: BENCHMARK NO. 11 0104
IN CONC. MON.
LOCATION: SW COR. BRANDENBURG RD. & ALVARADO ST.,
22 FT. S. OF CL ALVARADO ST. & 27 FT. W. CL BRANDEN-
BURG S. PROD. 2 FT. NW PP 416240
RECORDED FROM SAN DIEGO CO. BENCHMARK
ELEVATION: 784.047 RECON. DATE: 1980 SD CO DOT

COUNTY APPROVED CHANGES

PRIVATE CONTRACT

2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	2
GRADING PLANS FOR: PROPOSED TPM 21144 (APN 105-800-63)		
Approved: MOHAMED FAHREEDINE County Engineer		Engineer of work: MARK A. FARRINGTON, E.C.E.
By: _____		Grading Parcel No. L
Date: _____		

Figure 3. Aerial Photo - The Hagerty TPM Project

